

From: "Tom Sexton" <Tom.Sexton@energyq.com.au>
Sent: Thu, 3 Sep 2026 14:09:10 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Cc: "Mary@northpointplanning.com.au" <Mary@northpointplanning.com.au>
Subject: Ergon Referral Response - MCU26/0082 - 12-14 Wakerley Lane Douglas L999
SP159422 & Lot CP SP 177536
Attachments: Ergon Referral Response - MCU26.0082 - 12-14 Wakerley Lane Douglas L999
SP159422 Lot CP SP 177536.pdf

Attn: Lachlan Pether

Please find attached Ergon's Referral Response to Development Application No. MCU26/0082 submitted over land at 12-14 Wakerley Lane Douglas L999 SP159422 & Lot CP SP 177536.

Should you have any questions please feel free to contact me on the below number.

Thanks.

Regards

Tom Sexton
A/- Town Planning Manager
People, Property & Safety Division



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ergon.com.au

03 September 2026

Chief Executive Officer
City of Townsville

Attention: Lachlan Pether

Via email: developmentassessment@townsville.qld.gov.au

cc Opulence Builders Group
c/- Northpoint Planning

Attention: Mary McCarthy

Via email: Mary@northpointplanning.com.au

Dear Sir/Madam,

Ergon Advice Agency Response
Our Ref: ECM 25182680 - 42509689

This Referral Agency response is given under section 56 of the *Planning Act 2016*.

Response	
Outcome	Approved in full - subject to conditions
Referral assessment capacity	Advice
Matters referral assessment made against (S55(2))	The purpose of the <i>Electricity Act 1994</i> and <i>Electricity Safety Act 2002</i>
Reasons for decision (S56(7)(b))	The works do not conflict with: - the objectives set out within Part 2, Section 3 of the <i>Electricity Act 1994</i> - the purpose of the <i>Electricity Safety Act 2002</i> as set out within Part 1 Division 2 Section 4 & 5.

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The works do not adversely impact on the safe, efficient, and economically viable operation of the supply network.

Development Details	
Applicant	Opulence Builders Group c/- Northpoint Planning
Assessment Manager	City of Townsville (Lachlan Pether)
Council Application No.	MCU26/0082
Street Address	12-14 Waverley Lane, Douglas
RPD	Lot 999 SP159422 Lot CP SP177536
Development Type	Material Change of Use (Development Permit) – Multiple Dwelling (30 Units)
Referral Trigger	☒ Schedule 10, Part 9, Division 2, Table 2, Item 1 (10.9.2.2.1) – Material Change of use of premises subject to an easement for the benefit of a distribution entity under the Electricity Act and the easement is for a supply network.
Impacted Electrical Infrastructure	Easement D on SP169641

Ergon provides the following response to the application in accordance with Section 56(1) of the *Planning Act 2016*:

Component of Development	Advice Agency direction
MCU	☒ S56(1)(b)(i) – approval subject to stated development conditions

In accordance with Section 56(1)(b)(i) should the Assessment Manager decide to approve the proposed Development Application, as an Advice Agency, Ergon requires that the assessment manager impose the below conditions. These conditions have been imposed in response to the matters prescribed under Section 55 (2) of the *Planning Act 2016*.

Table 1			
Plans forming part of this Approval			
Title	Plan No.	Rev	Date
Site Plan – Proposed	DD 02	15	20.07.26

Table 2 – Conditions			
Condition		Timing	Purpose/Reason
1	Carry out the approved development generally in accordance with the	At all times	To ensure the development is carried out generally

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	approved plans outlined within Table 1 of this approval and the following: ▪ The specifications, facts and circumstances as set out in the development application submitted to Ergon; and ▪ Where a discrepancy or conflict exists between the written conditions of the approval and the approved plans, the requirements of the written conditions prevail.		in accordance with the plans of development submitted within the application
2	Any alterations to the plans identified within Table 1 this response are to be resubmitted to Ergon for comment.	At all times	To ensure the development is carried out generally in accordance with the plans of development submitted within the application
3	Comply with the terms of Easement D on SP169641.	At all times	To ensure the continued safe and efficient operation of the electricity supply network.

General Advice:

- Ergon's referral response is limited to the management of impacts on electrical infrastructure within its referral jurisdiction and does not assess or confirm electricity supply, network capacity, or connection requirements; proponents must undertake a separate connection enquiry via Ergon's

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Customer Portal to initiate investigations and obtain formal advice and approvals relating to network connections.

- Compliance with the Electrical Safety Act 2002, including any Code of Practice under the Act and the Electrical safety Regulation 2013 including any safety exclusion zones defined in the Regulation is mandatory

Should any doubt exist in maintaining the prescribed clearance to the overhead conductors and electrical infrastructure then the applicant is obliged under the Act to seek advice from Ergon.

- Any costs incurred by Ergon as a result of the works on the easement are to be met by the property Developer / owner.
- This response does not constitute an approval to commence any works within the easement. Consent to commence works relevant to the conditions of the easement is required. All works on easement (including but not limited to earthworks, drainage and detention basins, road construction, underground and overhead services installation) require detailed submissions, assessment, and consent (or otherwise) by Ergon.
- All works proposed to be undertaken in close proximity to overhead or underground electrical lines are to be undertaken in accordance with Ergons' Works Practice Manual WP1323. This document refers to various standards, guidelines, calculations, legal requirements, technical details, and other information relevant to working near high voltage infrastructure. A copy of WP1323 can be found online via Ergon's document library ([Document library | Ergon](#)).

Should you require any further information on the above matter, please contact Tom Sexton on 0429 443 778 or via email at townplanning@ergon.com.au.

Yours faithfully,



Tom Sexton
Town Planner

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